



# 2407 33 Street Calgary Alberta

\$1,195,000

Exceptionally walkable and convenient KILLARNEY! This beautifully appointed home offers over 2,800 sq ft of thoughtfully curated living space in one of Calgary's most desirable inner-city communities, just minutes from downtown. With a landscaped west-facing backyard and a fully finished, heated double garage, this home blends modern luxury with everyday comfort. The main level is designed for both entertaining and relaxed daily living, featuring 10-ft painted ceilings, wide-plank engineered hardwood flooring, and extensive custom built-ins throughout. The heart of the home is the stunning kitchen, highlighted by ceiling-height white cabinetry with glass accents, under-cabinet lighting, and an incredible oversized quartz island—perfect for gathering, hosting, or casual family meals. High-end stainless steel appliances, including a gas cooktop, complete the space, while the dining area is elevated by a striking decorative feature wall. The living room is filled with warm afternoon light from west-facing windows and anchored by a beautifully tiled fireplace, creating an inviting and refined atmosphere. Ascending the gorgeous open-riser staircase, the upper level continues with hardwood flooring throughout. Here you'll find two generous secondary bedrooms with custom built-in closet systems, a spacious laundry room, a well-appointed four-piece bathroom, and a serene primary retreat. The primary suite features soaring ceilings, a designer feature wall, and a spa-inspired ensuite complete with heated tile floors, dual vanities, a steam shower, and a deep soaker tub—your own private escape at the end of the day. The fully developed basement extends the living space and is perfect for entertaining, offering a full wet bar, built-in media area with projection TV rough-in, hydrostatic in-floor heating throughout, a fourth bedroom, a four-piece bathroom, and additional storage...

4pc Bathroom 6.42 Ft x 7.92 Ft

Bedroom 14.75 Ft x 13.83 Ft

Recreational, Games room 14.75 Ft x 19.75 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft

Dining room 11.92 Ft x 12.83 Ft

Family room 15.92 Ft x 24.42 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

5pc Bathroom 9.67 Ft x 14.33 Ft

Bedroom 11.92 Ft x 9.50 Ft

Laundry room 8.08 Ft x 5.25 Ft

Bedroom 13.00 Ft x 12.58 Ft

Primary Bedroom 16.00 Ft x 21.17 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Kitchen 15.92 Ft x 16.33 Ft

Other 5.17 Ft x 11.25 Ft